NW1/4 OF NE1/4 EX 2 AC IN NE COR
OF NE1/4 EX 8.5 AC IN NE COR & E
DESC IN ORB 1004-2504 & EX 4.21

KOHN JAMES L
1178 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

06-7S-17-09923-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	188,700
TOTAL MARKET VALUE	3,677
SOH/AGL Deduction	0
ASSESSED VALUE	3,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,677
TOTAL JUST VALUE	188,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/2329	9/25/2017	WD	Q	V	03	32,500
GRANTOR: BYROM TYSON NIBLACK						
GRANTEE: JAMES L KOHN						
1332/2628	3/14/2017	TR	U	V	11	100
GRANTOR: LAURA NIBLACK TELLEZ						
GRANTEE: BYROM T NIBLACK						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	281.00	281.00	2,821							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	21.41	AC		1.00	1.00	1.00	40.00	40.00	856							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.45	AC		1.00	1.00	1.00	6,000.00	6,000.00	188,700							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 31.45 Total Land Value: 3,677 Market: 188,700 Agricultural: 3,677 Common: 0 PRINTED 05/13/2026 BY SYS